

February 2, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: ZONING REFERRALS

I. BOARD OF APPEAL REFERRALS.

Re: Petition No. Z-723
Santo J. Forte
754 Huntington Ave., Roxbury

Three variances are sought to change occupancy from three family and store to six family and office in a general business (B-1) district. Lot area per additional unit, usable open space and off-street parking are less than required. The Fenway Project Director and Transportation-Engineering Department recommend that the five required parking spaces be provided within 400 feet of the lot which is located at Brigham Circle, a hospital and school area. Parking spaces in this neighborhood are practically nil. Recommend denial unless the required parking can be supplied. Optional case.

VOTED: That in connection with Petition No. Z-723 brought by Santo J. Forte, 754 Huntington Avenue, Roxbury, for three variances to change occupancy from three family and store to six family and office in a general business district, the Boston Redevelopment Authority recommends denial if the required parking is not supplied. This hospital and school area is heavily traversed day and evening. The neighborhood would be adversely affected by this change unless accompanied by relief in off-street parking.

Re: Petition No. Z-724
Edward W. Grogan
1459 V.F.W. Parkway, West Roxbury

Variance is sought to legalize height of one of three three-story buildings containing 93 units in a general business (B-1) district. The locus is on the banks of the Charles River opposite Moseley's dance hall, about 300 feet east of Spring Street. The Authority opposed construction of these buildings, but the Board of Appeal approved in January 1966. Appellant now requests a change in grade at the rear of the building to allow a height of four stories. It appears this condition has existed from the beginning and has just been discovered. In view of previous unfavorable recommendation, recommend that the Authority take no action on the matter.

Re: Petition No. Z-725
Charles F. Doe
130-132 Portland St., Boston

Change of occupancy from store and offices to restaurant and office is sought in a light manufacturing (M-4) district. Off-street parking spaces are less than required. Building occupies 100% of the lot and is surrounded by Merrimac, Traverse and Portland Streets. Transportation-Engineering Department anticipates no traffic problem. Patronage of restaurant, which is open and operating, is composed mainly of local office population. Approval is recommended.

Optional case

VOTED: That in connection with Petition No. Z-725 brought by Charles F. Doe, 130-132 Portland Street, Boston, for variance of off-street parking less than required to change occupancy from store and offices to restaurant and office in a light manufacturing district, the Boston Redevelopment Authority has no objection to the granting of the variance. Patronage of the restaurant is composed mainly of local office personnel who arrive on foot.

Re: Petition No. Z-726
Samuel L. Laviscount
14 Ruthven Street, Roxbury

Variance of lot area per additional dwelling unit less than required is sought to legalize occupancy of a two-family dwelling in an apartment (H-1) district. Appellant states his dwelling has been occupied by two families for several years. The Washington Park staff reports favorably. Recommend approval.

Optional case

VOTED: That in connection with Petition No. Z-726 brought by Samuel L. Laviscount, 14 Ruthven Street, Roxbury, for variance of lot area per additional dwelling unit less than required to legalize occupancy of two-family dwelling in an apartment district, the Boston Redevelopment Authority recommends the granting of the variance. The dwelling has been occupied by two families for several years. There are other two and three family buildings on the same side of the street of similar lot size. Further, the use complies with the requirements of the Washington Park Urban Renewal Plan.

Re: Petition No. Z-727
John Mocia
721 American Legion Highway, Roslindale

An extension of a non-conforming use and variance of side yard less than required are sought to erect an addition to a greenhouse in a single family (S-.5) district. The existing and proposed uses are located to the rear of the petitioner's dwelling. He is of advanced years and the growing of flowers, greens, etc., is necessary for the support of his wife and himself. The side yard violation of seven feet is minimal. Approval is recommended.

VOTED: That in connection with Petition No. Z-727 brought by John Mocia, 721 American Legion Highway, Roslindale, for an extension of a non-conforming use and variance of side yard less than required to erect an addition to a greenhouse in a single family district, the Boston Redevelopment Authority has no objection to the granting of the variances. There are many greenhouses in the immediate area; the extension will not have an adverse affect.

Re: Petition No. Z-729
Wesley Methodist Church in Dorchester
1076 Washington St., Dorchester

Appellant proposes to erect a one-story and basement church in a residential (R-.5) district. Variances of excessive height and rear yard less than required are sought. The new church would be built on existing foundation walls of the former First Methodist Church of Dorchester. The violations are minimal, the height being excessive by only 15 inches. Recommend approval.

VOTED: That in connection with Petition No. Z-729 brought by Wesley Methodist Church, 1076 Washington St., Dorchester, for variances of excessive height and rear yard less than required to erect a one-story and basement church in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variances. The violations are minimal. The new use will replace a former church on the same lot.

Re: Petition No. Z-730
Ingraham Realty Trust
440 Commercial Street, Boston

A change in a non-conforming use and off-street parking less than required are sought to legalize occupancy as a wholesale floor covering business in an apartment (H-3) district. Appellant has been unaware of the legal occupancy of the building as a garage. The business has been operating at the locus for the last 15 years. The business was previously conforming in a general business zone except that owner was not aware that registered occupancy as a garage had not been changed. In asking for a permit to make some interior alterations, the above was discovered and he is now merely requesting validation of a 15-year occupancy. Approval is recommended.

VOTED: That in connection with Petition No. Z-730, brought by Ingraham Realty Trust, 440 Commercial Street, Boston, for a change in non-conforming use and off-street parking less than required, to legalize occupancy as a wholesale floor covering business in an apartment district, the Boston Redevelopment Authority is not opposed to the granting of the variance. The use has been operating at this locus for 15 years. The occupancy is being validated.

Re: Petition No. Z-731
F. W. Faxon Co., Inc.
531 Hyde Park Avenue, Roslindale

Appellant proposes to legalize occupancy for four families, a forbidden use, in a general residence (R-.5) district. He states, as new owner, there has been a similar occupancy in the past and that the dwelling will be rehabilitated. Approval is recommended.

Optional case

VOTED: That in connection with Petition No. Z-731, brought by F. W. Faxon Co., Inc., 531 Hyde Park Avenue, Roslindale, for a forbidden use to legalize occupancy for four families in a general residence district, the Boston Redevelopment Authority has no objection to the granting of the variance. The proposed use will not have an adverse affect on the neighborhood. The new owner will rehabilitate the dwelling and this could stimulate further rehabilitation in the area.

Re: Petition No. Z-732
Redmond & Eleanor McDonough
26 Larchmont St., Dorchester

A forbidden use in a residential (R-.5) district is sought to change occupancy from two to three families. Lot size is also violated. This substandard lot (5700 sq. ft.) cannot support two families where 8000 sq. ft. is required. The proposed density is incompatible with this residential area. No evidence of hardship has been presented to justify the conversion. Recommend denial.

Optional case

VOTED: That in connection with Petition No. Z-732 brought by Redmond & Eleanor McDonough, 26 Larchmont Street, Dorchester, for a forbidden use and a variance of lot size less than required to change occupancy from two to three families in a residential district, the Boston Redevelopment Authority is opposed to the granting of the variances. The lot is substandard now in that it cannot support two families. No evidence of hardship or practical difficulty has been presented to justify the variances.

Re: Petition No. Z-728
Louis A. Whitfield
95 Munroe Street, Roxbury

To change occupancy from a three to four family dwelling in a general residence (R-.8) district, appellant requests three dimensional variances. The dwelling is only one lot distant from being in an apartment district, it is diagonally opposite a public park, and has been occupied as a four family structure for some years. It is in the Washington Park Project Area and rehabilitation staff has recommended the change. Transportation Department has no objection. Recommend approval.

VOTED: That in connection with Petition No. Z-728 brought by Louis A. Whitfield, 95 Munroe Street, Roxbury, for three dimensional variances to change occupancy from three to four families in a general residence district, the Boston Redevelopment Authority recommends the granting of the petition since the property involved is part of a rehabilitation effort in the immediate area. The dwelling is only one lot distant in the rear from being in an apartment district, it is diagonally opposite a large public park and has been occupied for some years as a four family structure. It should be validated as such.

